



16 Mavish Way

Guide Price £325,000 - £335,000

Built in 2023, this beautifully presented four-bedroom detached home offers spacious, contemporary accommodation with a number of upgrades and a particularly generous driveway – an unusual benefit for this house type.

The ground floor features a comfortable living room alongside an impressive kitchen/diner, fitted with upgraded kitchen units and worktops and complemented by a separate utility room. A convenient cloakroom completes the ground-floor accommodation.

Upstairs, there are four well-proportioned bedrooms, with two benefiting from their own en-suite shower rooms, in addition to a modern family bathroom, making the layout particularly well suited to families.

Outside, the property continues to impress. To the front is a double-width driveway providing excellent off-road parking and access to the garage which benefits from power and lighting.

There is also an EV charging point.

To the rear is an attractive and low-maintenance garden, enhanced by a newly created patio area, providing an ideal space for outdoor dining and entertaining.

A modern home that combines a practical family layout with thoughtful upgrades, generous parking and excellent storage.



N.B. There is a charge of £14.47 per month to Trinity Estate Property Management. This fee varies by year.

Services

Mains water, electricity, sewerage and gas.

Situation

Dereham is a popular and well-served market town in the heart of Norfolk, offering a good range of shops, supermarkets, cafés, schools and leisure facilities.

Ideally positioned for access to Norwich, the town also enjoys good road links via the A47.

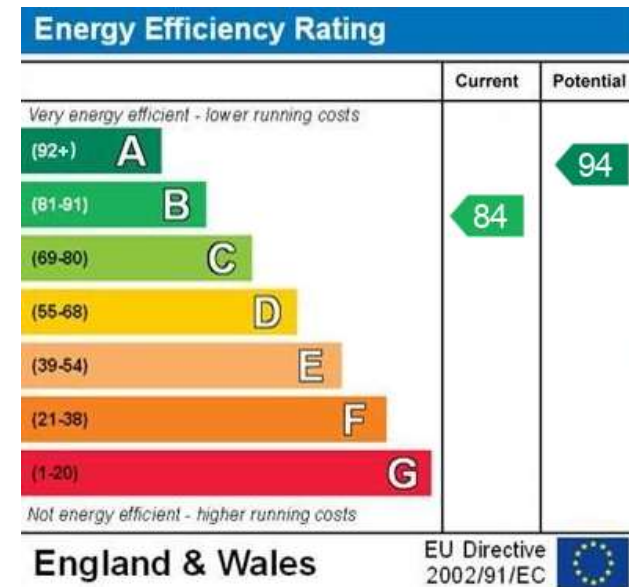
With its combination of local amenities, transport connections and community feel, Dereham is a popular choice for families, professionals and those looking to enjoy town and country living.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0708.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





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